



FORM REW-1

2008

MAINE REVENUE SERVICES
REAL ESTATE WITHHOLDING RETURN
FOR TRANSFER OF REAL PROPERTY



0801400

00

TO BE COMPLETED BY THE BUYER OR OTHER TRANSFEREE REQUIRED TO WITHHOLD

For **MULTIPLE SELLERS**, complete a separate Form REW-1 for each seller receiving proceeds.

1. Check box below to indicate whether the seller is: Individual <input type="checkbox"/> Partnership/LLC <input type="checkbox"/> C Corp <input type="checkbox"/> S Corp <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Other Trust <input type="checkbox"/> Estate <input type="checkbox"/> Other <input type="checkbox"/>		Check here if installment sale <input type="checkbox"/>
2. Name of seller subject to withholding (person or entity). Corporations and trusts must enter federal ID number on line 3. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">Seller's Last Name or Entity's Name</div> <div style="width: 30%;">First Name</div> <div style="width: 25%;">M.I.</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">Spouse's Last Name (if filing jointly)</div> <div style="width: 30%;">Spouse's First Name</div> <div style="width: 25%;">M.I.</div> </div>		
3. Enter the Social Security Number(s) of the seller and the seller's spouse or the federal ID Number of the entity (as applicable). <div style="display: flex; justify-content: space-between;"> <div style="width: 33%;">Seller's Social Security Number</div> <div style="width: 33%;">Spouse's Social Security Number</div> <div style="width: 34%;">Federal ID Number</div> </div>		
4. Address of seller. Number and street City State ZIP Code		
5. Enter name and telephone number of tax matters/contact person or firm. Name: Telephone:		
6. Date of transfer	7. Total consideration \$ _____	8. Percentage of total gross proceeds received by this seller _____%
9. Physical location and use of property		10. Date property acquired by seller
11. Rate of withholding <input type="checkbox"/> a. 2.5% of sales price <input type="checkbox"/> b. Less than 2.5% - attach withholding certificate (Enter certificate number: _____)		12. Amount withheld for this seller: \$ _____ <div style="background-color: #e0f2f1; padding: 5px; font-size: small;"> DO NOT SEND CASH - Make check payable to: Treasurer, State of Maine. Write seller's Social Security Number or federal ID number on the check. </div>
13. Name of Buyer (Withholding Agent or other transferee)		14. Address of Buyer/Withholding Agent Number and street City State ZIP Code
15. Social Security Number/Federal ID Number of Withholding Agent		

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct and complete.

Signature of buyer	Date	Signature of buyer's spouse if property held jointly	Date
Signature of real estate escrow person	Date	Real estate escrow person's EIN or Social Security Number	
Real estate escrow person's daytime phone number		Real estate escrow person's address	
Seller's daytime phone number			

NOTE: Payments received by Maine Revenue Services will not be refunded prior to filing of the taxpayer's Maine income tax return.
 (Any claim for refund of an overpayment of this withholding must be filed within three years from the time the return was filed or three years from the time the tax was paid, whichever expires later.)



Mail this form and check to:
Overnight delivery address:

Maine Revenue Services, Income/Estate Tax Division - REW, P.O. Box 1068, Augusta, ME 04332-1068
 Maine Revenue Services, Income/Estate Tax Division - REW, 26 Edison Drive, Augusta, ME 04330

Telephone: 207-626-8473

Fax: 207-287-4028

Rev. 10/07

GENERAL INSTRUCTIONS

PURPOSE OF FORM: 36 M.R.S.A. § 5250-A requires a buyer to withhold state income tax when real property located in Maine is acquired from a nonresident of Maine. The buyer must withhold and remit to the state tax assessor 2.5% of the consideration received by the transferor (seller) on the transfer. **A completed Form REW-1 must accompany the remittance.**

WHO MUST FILE: A buyer (individual, firm, partnership, association, society, club, corporation, estate, trust, business trust, receiver, assignee or any other group or combination acting as a unit) of a Maine real property interest who is required to withhold tax must file Form REW-1. If two or more persons are joint transferees, each must withhold the required amount. However, the obligation of each will be met if one of the joint transferees withholds and remits to Maine Revenue Services the total amount required.

If there are multiple sellers, complete a separate Form REW-1 for each seller receiving proceeds from the sale. For example, if the seller is a partnership, complete a separate Form REW-1 for each partner receiving proceeds from the disposition.

Limited Liability Companies ("LLCs") are considered partnerships unless otherwise classified for federal income tax purposes, in which case the LLC is classified in the same manner for real estate withholding as it is classified for federal income tax purposes.

EXCEPTIONS: The buyer is not required to withhold or file this return if any of the following applies:

- a. The seller furnishes to the buyer written certification stating, under penalty of perjury, that as of the date of transfer the seller is a resident of Maine;

- b. The seller or the buyer has received from the state tax assessor a certificate of waiver stating that no tax is due on the gain from the transfer or that the seller has provided adequate security to cover the liability;
- c. The consideration for the property is less than \$50,000; or,
- d. Written notification of the withholding requirements of this section has not been provided to the buyer. The real estate escrow person is liable for the withholding tax unless it is shown that the failure to notify is due to reasonable cause.

WITHHOLDING CERTIFICATE ISSUED BY THE STATE TAX ASSESSOR: A withholding certificate may be issued by the state tax assessor to reduce or eliminate withholding on transfers of Maine real property interests by nonresidents. The certificate may be issued if:

1. No tax is due on the gain from the transfer; or,
2. Reduced withholding is appropriate because the 2.5% amount exceeds the seller's maximum tax liability.

If one of the above is applicable, apply for the certificate no later than two weeks prior to closing.

WHEN TO FILE: A transferee must report and remit the tax withheld to Maine Revenue Services within 30 days of the date of transfer of the property.

WHERE TO FILE: Send Form REW-1 with payment directly to: Maine Revenue Services, Income/Estate Tax Division-REW, P.O. Box 1068, Augusta, ME 04332-1068 (do not send payment or Form REW-1 with the real estate transfer tax form). **Provide one copy of Form REW-1 to the real estate escrow person, one copy to the buyer, and two copies to the seller.**

SPECIFIC INSTRUCTIONS

Block 1. Check the appropriate space to indicate the type of seller. If the seller is an LLC, check the "partnership" box.

Block 2. Enter the name of the seller and the seller's spouse or the selling entity.

Block 3. Enter the social security number(s) of the seller and the seller's spouse or the federal ID number of the selling entity.

Block 4. Enter the address of the seller and the seller's spouse or the selling entity.

Block 5. Enter name and telephone number of the tax matters contact person or firm.

Block 6. Enter the date of this transfer.

Block 7. Enter the total consideration (see 36 M.R.S.A. § 5250-A(1)(A) for definition).

Block 8. Enter the percentage of total proceeds received by this seller.

Block 9. Enter the location of the property, including town and street address. Specify use before the transfer, such as principal residence, vacation home, condominium, rental property, commercial, or vacant land.

Block 10. Enter the date the property was acquired by the seller.

Block 11. Check the appropriate space to indicate the amount withheld. If the parties obtained a withholding certificate from the state tax assessor authorizing a reduced rate of withholding, enter the certificate number and attach a copy of the certificate to this return.

Block 12. Enter the dollar amount withheld for the seller on block 2.

Block 13. Enter the name of the withholding agent (buyer).

Block 14. Enter the address of the withholding agent (buyer).

Block 15. Enter the social security number or federal ID number of the withholding agent (buyer).

Seller must attach a copy of Form REW-1 to his/her Maine income tax return to ensure proper credit for real estate withholding paid.